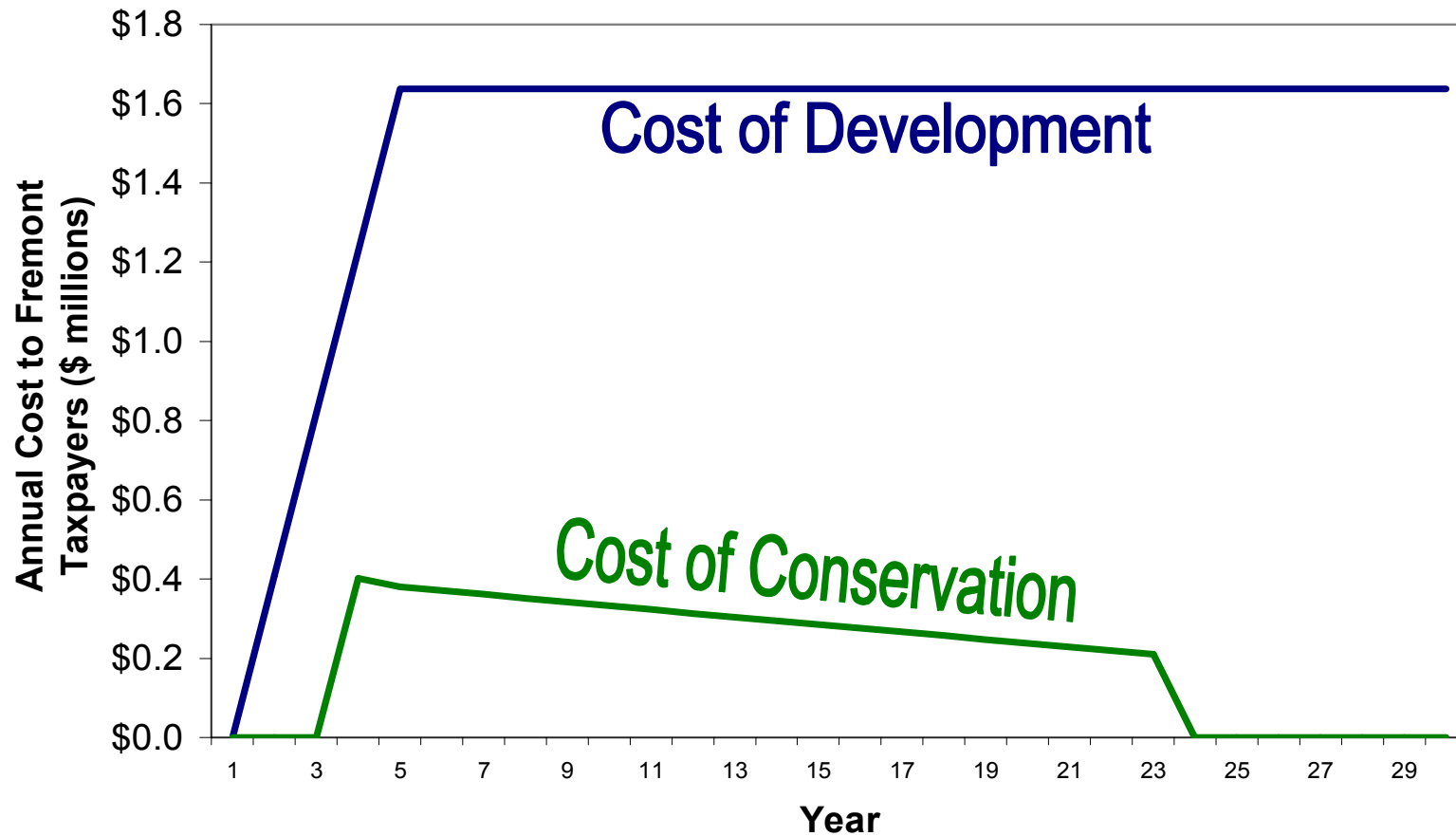


**Annual Cost Over 30 Years  
Development vs. Conservation  
of 800 acres in Fremont, NH**



## Conservation Scenario

## Land Development Scenario

Year	Principal and Intrest Payments - \$4 million, 20 year Bond (Note 1)	# of Acres Conserved (Note 2)	Average Price per acre (Note 3)	# of Acres Developed	New Housing Units (Note 4)	Total New Housing Units	New Students Added (Note 5)	Total New Students Added	School Cost Per Student (Note 6)	Additional School Cost From New Students	Town Cost Per Housing Unit (Note 7)	Additional Town Cost From New Housing Units	Total Additional Town + School Cost	Additional Tax Revenue from New Housing Units (Note 8)	Annual Impact on Town Budget (Note 9)	Cumulative Impact on Municipal Budget
1	\$0				0	0	0	0	\$9,036	\$0	\$1,662	\$0	\$0	\$0	\$0	0
2	\$0	200	\$5,000	200	100	100	50	50	\$9,036	\$451,822	\$1,662	\$166,200	\$618,022	\$409,400	-\$208,622	-\$208,622
3	\$0	200	\$5,000	200	100	200	50	100	\$9,036	\$903,644	\$1,662	\$332,400	\$1,236,044	\$818,800	-\$417,244	-\$625,866
4	\$402,139	200	\$5,000	200	100	300	50	150	\$9,036	\$1,355,466	\$1,662	\$498,600	\$1,854,066	\$1,228,200	-\$625,866	-\$1,251,732
5	\$380,500	200	\$5,000	200	100	400	50	200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$2,086,220
6	\$371,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$2,920,708
7	\$361,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$3,755,196
8	\$352,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$4,589,684
9	\$342,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$5,424,172
10	\$333,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$6,258,660
11	\$323,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$7,093,148
12	\$314,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$7,927,636
13	\$304,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$8,762,124
14	\$295,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$9,596,612
15	\$285,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$10,431,100
16	\$276,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$11,265,588
17	\$266,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$12,100,076
18	\$257,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$12,934,564
19	\$247,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$13,769,052
20	\$238,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$14,603,540
21	\$228,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$15,438,027
22	\$219,000					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$16,272,515
23	\$209,500					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$17,107,003
24	\$0					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$17,941,491
25	\$0					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$18,775,979
26	\$0					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$19,610,467
27	\$0					400		200	\$9,036	\$1,807,288	\$1,662	\$664,800	\$2,472,088	\$1,637,600	-\$834,488	-\$20,444,955
28	\$0					400		200	\$9,036	\$1,807,288	\$1,663	\$665,200	\$2,472,488	\$1,637,600	-\$834,888	-\$21,279,843
29	\$0					400		200	\$9,036	\$1,807,288	\$1,664	\$665,600	\$2,472,888	\$1,637,600	-\$835,288	-\$22,115,131
30	\$0					400		200	\$9,036	\$1,807,288		\$666,000	\$2,473,288	\$1,637,600	-\$835,688	-\$22,950,819
Totals	\$6,007,139	800								\$37,049,403			\$50,677,803	\$33,570,800		-\$22,950,819

Matching grant funds, and their effect of additional conserved land, are not included

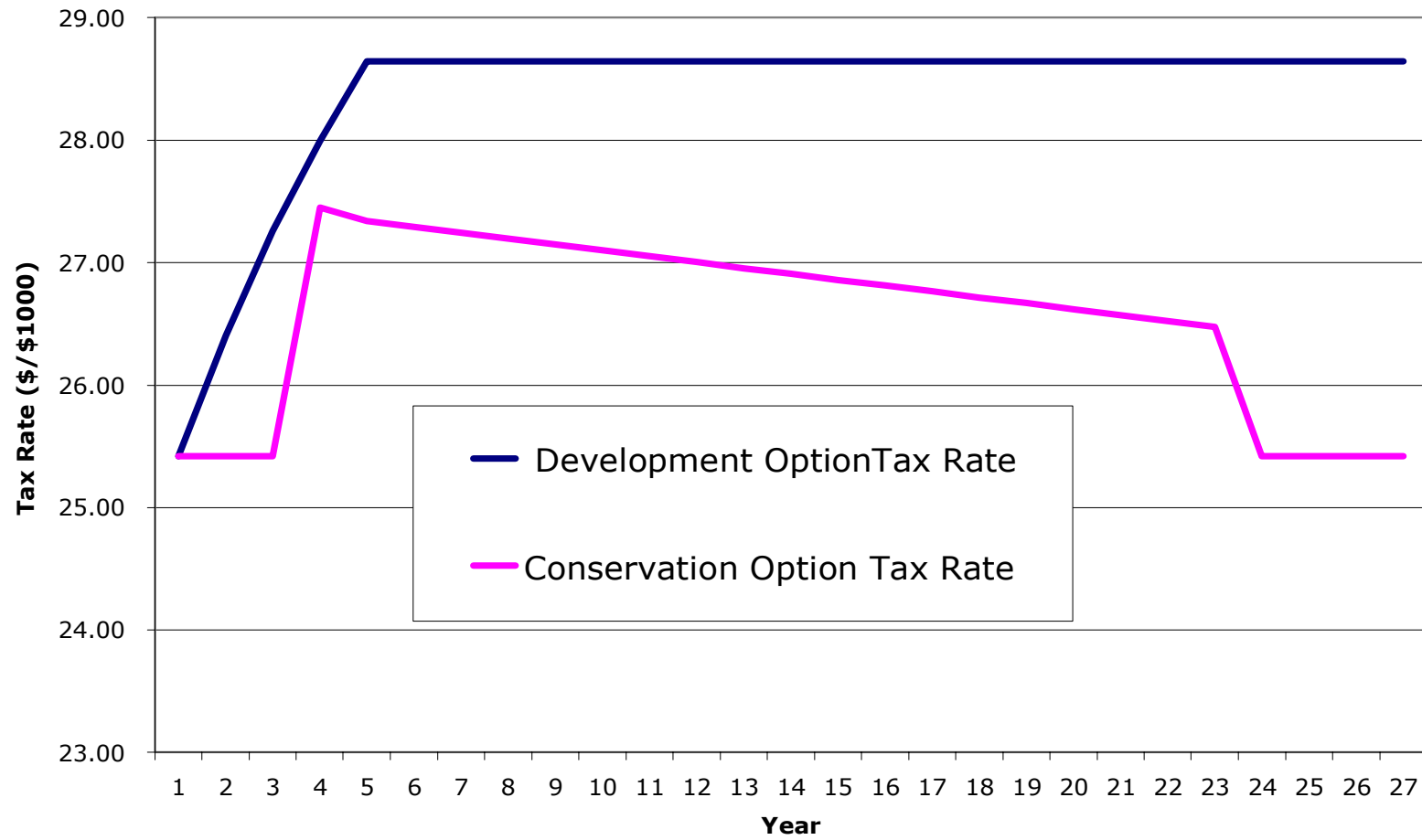
	Explanations and Sample Calculations	Information Source
<b>Note 1</b>	<b>Principal and Interest Payments - \$4 million, 20 year Bond</b> Bond Anticipation Notes will be short term finance vehicle. Only interest payments are required. Bond issue in Year 3 so payments begin Year 4	NH Municipal Bond Bank
<b>Note 2</b>	<b>Acres Conserved</b> \$ 4,000,000 Bond Amount <u>\$ 5,000</u> Average price per acre 800 Acres to be conserved with Bond funds <u>4</u> Estimate 4 years to complete 200 acres conserved per year	Land Value Assessment, Marcia Beesey, 2003
<b>Note 3</b>	<b>Average Price per acre</b> \$ 5,000 Average price per acre	Land Value Assessment, Marcia Beesey, 2003
<b>Note 4</b>	<b>New Housing Units</b> 200 Acres developed <u>2</u> acres per New Housing Unit minimum 100 New Housing Units	Example Data from Year 2 Town Zoning Regulation Example Data from Year 2
<b>Note 5</b>	<b>New Students Added</b> 100 New Housing Units <u>0.5</u> Estimated Children per New Housing Unit 50 New Students Added	Example Data from Year 2 Fremont School Board Study, Bruce Mayberry, Yarmouth, Maine, 2003 Example Data from Year 2
<b>Note 6</b>	<b>School Cost Per Student</b> \$ 5,259,208 School Expenses <u>582</u> Students enrolled in grades 1-12 9,036 School Cost Per Student	2002 Annual Report Page 211 2002 Annual Report Page 209
<b>Note 7</b>	<b>Town Expenses Per Housing Unit</b> \$ 2,077,324 Total Budgeted Expenditures <u>1250</u> Estimated number of housing units in Fremont ("As of April 1, 2000, there were 1,201 total housing units.") \$ 1,662 Town Expenses Per Housing Unit	2002 Annual Report Page 57 <a href="http://www.nhes.state.nh.us/elmi/htmlprofiles/fremont.html">http://www.nhes.state.nh.us/elmi/htmlprofiles/fremont.html</a>
<b>Note 8</b>	<b>Tax Revenue from New Housing Units</b>  \$ 160,000 Estimated New Housing Unit Valuation <u>25.59</u> 2002 Tax Rate \$ 4,094 Tax Revenue per New Housing Unit <u>100</u> New Units in Year 2 (Example) \$ 409,400 Tax Revenue from New Housing Units (example)	<a href="http://www.nhes.state.nh.us/elmi/htmlprofiles/fremont.html">http://www.nhes.state.nh.us/elmi/htmlprofiles/fremont.html</a> 2002 Annual Report Page 38  Example Data from Year 2 Example Data from Year 2
<b>Note 9</b>	<b>Annual Impact on Town Budget</b> \$409,400 Additional Tax Revenue from New Housing Units <u>-\$618,022</u> minus Total Additional Town and School Cost -\$208,622 Annual Impact on Town Budget	Example Data from Year 2 Example Data from Year 2 Example Data from Year 2

## Tax Rate Data

<b>Tax Rate Impact of developing 800 acres</b>	
\$5,035,465	2002 Assessed Taxes
\$198,101,049	2002 Total Valuation
\$25.59	2002 Tax Rate
\$2,472,088	Additional Taxes due to Development
\$64,000,000	Additional Value due to Development
\$7,507,553	Projected Assessed Taxes
\$262,101,049	Projected Total Valuation
\$28.64	Projected Tax Rate
 	Tax Rate Increase due to Development of
<b>\$3.05</b>	800 acres

<b>Tax Rate Impact of Conserving 800 acres</b>	
\$5,035,465	2002 Assessed Taxes
\$198,101,049	2002 Total Valuation
\$25.59	2002 Tax Rate
\$400,000	Additional Taxes due to Conservation (Bond Payment)
\$0	Additional Value due to Conservation
\$5,435,465	Projected Assessed Taxes
\$198,101,049	Projected Total Valuation
\$27.44	Projected Tax Rate
 	Tax Rate Increase due to Conservation of
<b>\$1.85</b>	800 acres

## Tax Rate Impact of Developing or Conserving 800 Acres in Fremont, NH



## Break Even Analysis Development vs. Conservation

